



Governing Rules and Good Neighbor Policy

Mission Statement: The Association will strive to preserve and enhance the value, beauty, and livability of Tesoro while providing reasonable use and enjoyment of all common areas by residents.

- Important rules of reference are stipulated and depicted within the Tesoro at Grayhawk Declaration (also referred to as the CC&Rs, or covenants, conditions, and restrictions).
- While most rules are governed by our Declaration, many of these guidelines come under the category of a "Good Neighbor Policy". These guidelines are in place to encourage owners, residents, and their guests to be courteous of their neighbors and cognizant of their surroundings so that all may enjoy the same property and amenities.
- Community Manager: Denny Batchik, 3260 E. Indian School Road, Phoenix, AZ 85018-1058; denny@apm-management.com, 480-941-1077 ext. 41
- Grayhawk Community Association Security: 480-502-5078

Balconies and Patios	Use of your balconies, considered to be a Limited Common Element, is governed by the Declaration, also known as the covenants, conditions, and restrictions, or CC&Rs.	<i>Declaration Article 4, Section 4.20 Board's interpretation of intent is to prohibit <u>storage</u> of furniture or any other items on a balcony. An umbrella, properly secured, is permitted for use.</i>
Clubhouse	Available for homeowner reserved use, meetings, etc.	<i>Contact community manager for reservation, deposit, etc.</i>
Exercise Room	<ul style="list-style-type: none"> • Available 24 hours a day for use by residents/guests 16 years of age or older. Equipment use is strictly at the user's own risk. • A television is provided for use on a "first come first served" basis providing channel choice and sound level control to that user. However, please maintain a non-disruptive sound level. • Please be attentive to posted A/C usage rules. • Please turn off the fan and lights and lock the door upon exit. 	<i>Please report any malfunction of the equipment to our community manager for immediate attention.</i>
Garage and Estate Sales	The Tesoro Condominium Association does not allow a garage or estate sale to take place within our gated community. However, the Grayhawk Community Association (GCA) hosts an annual garage sale advertised and promoted through GCA communications. Residents within all gated communities in Grayhawk are provided table space at a designated area.	<i>For more information, contact the Lifestyle Director at GCA: 480-563-9708</i>
Garage Use	The use of your garage for any other purpose than parking of your vehicles is governed by the Declaration.	<i>Declaration Article 4, Section 4.15</i>
Garbage and Recycle	Tuesdays: Pink containers for recycle Thursdays: Black containers for garbage	<i>Declaration Article 4, Section 4.5</i>

	<p><u>Brush/Bulk City of Scottsdale Pick-up</u> For brush and bulk collections, the city of Scottsdale provides monthly collection to city residents who pay for residential collection services in addition to the weekly service noted above. Of note, items must be out by 5:00 a.m. of the Monday of our area's collection week. Please do not place collection items out more than one day in advance of this time.</p>	<p><i>Place containers out after 6:00 p.m. on the previous day and return back by midnight of the day of pick-up.</i></p> <p><i>For Brush and Bulk types of items, collection dates, requirements, and tips, please refer to the city's website: https://www.scottsdaleaz.gov/solid-waste/brush-bulk-collection or you may call 480-312-5600.</i></p> <p><i>Please notify the community manager in advance of your participation in a Brush and Bulk pickup.</i></p>
Gate Codes	<ul style="list-style-type: none"> • Each homeowner will be provided an individual entry code for personal use. • Recurring vendors that service our property will be provided a vendor access number by our Managing Agent. • Guests or specific vendors will dial the homeowner from the outside gate panel. 	<p><i>Panel access works for all homeowners who have a land line or a cell number registered with the gate company. Contact the community manager for details.</i></p>
General Use of Common Elements	<p>No nuisance shall be permitted to exist or operate within the Condominium, and no activity shall be conducted upon the Condominium which is detrimental to any portion or any occupant of the Condominium.</p>	<p><i>Declaration Article 4, Section 4.18</i></p>
Hazardous Materials	<p>Do not store any flammable, hazardous, or toxic chemicals in excess of what is typical and customary for residential use anywhere within your unit or garage.</p>	<p><i>Declaration Article 4, Section 4.1</i></p>
Interior Improvements and Garages	<p>Please notify the community manager of any structural or floor covering change prior to the commencement of the project in order that you may be advised of any covenants, conditions, or restrictions that could affect your intentions.</p>	<p><i>Declaration Article 4, Sections 4.4 and 4.21 Refer to both sections for the complete rules governing improvements, alterations, and floor coverings.</i></p>
Leasing	<ul style="list-style-type: none"> • No unit shall be leased or advertised for a period of less than 30 days. • No unit shall be leased for less than the entire unit. No lessee shall sublet or assign their lease to other persons or entities. No fractional leasing to subtenants or timeshares of a unit is allowed. • All leases shall be in writing and include language stating that the lease shall be subject in all respects to the provisions of the Condominium Documents. Any failure of the lessee to comply with the terms of the Condominium Documents shall be a default under the lease. • Upon leasing a unit, a unit owner must ensure that the Tenant Registration Form is completed in its entirety and submitted to the Community Manager. The unit owner must provide a copy of this document to all tenants. 	<p><i>Declaration Article 4, Section 4.24 The Board interprets the intent of the "30 day" minimum to be satisfied by a calendar month in the case of the month of February.</i></p>

Outdoor Barbeques or Propane Heaters	All Villa units within buildings 1-4 and 19-40 only may use electric barbecues and space heaters on their respective patios or balconies. Units 5-18 may use gas grills or propane heaters as long as they are 10 feet away from any portion of the building or covered patio.	<i>Governed by ordinance of the city of Scottsdale: https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Fire/BBQordinance.pdf</i>
Parking	<p>Designated Parking for Owners</p> <ul style="list-style-type: none"> All units are restricted to parking a maximum of two, four-wheeled vehicles on any part of the Condominium. Unit owners with two car garages must park their vehicles in their garages overnight. (See Note¹) Unit owners of single car garages may park their vehicles in the garage and driveway. (See Note¹) The exception exists when a unit owner has enough room to park a motorcycle in the garage in addition to the maximum number of vehicles the garage can accommodate. Lessees are required to follow the parking rules of Unit Owners. <p>Designated Parking for Guests</p> <ul style="list-style-type: none"> Parking spaces are provided throughout Tesoro for use by guests. They are not designed to provide access to an owner for long term parking of vehicles that exceed the maximum allowance of two (2) and are governed by 4.13. (See Note³) Any deviation from the above for a special circumstance requires approval by the board. For guests staying longer than 2 nights, advise the Managing Agent of make, model, and license number. <p>Street Parking</p> <ul style="list-style-type: none"> Street parking is prohibited at all times. Moving vans, delivery or repair vehicles, etc. may street-park during the daytime hours of service. Ensure that traffic flow or other home owner access is not blocked in these cases. All maid service, installation vendors, handyman services, etc. may park in a Unit Owner's driveway during the day of service, although no overnight parking of their vehicles or trailers is allowed. 	<p><i>Declaration Article 4, Sections 4.12, 4.13 as amended on 8/21/2002, and 4.14.</i></p> <p><u><i>Two Car Garages:</i></u></p> <ul style="list-style-type: none"> <i>Owners: Park cars in garage. May use driveway for temporary, non-overnight parking.</i> <i>Guests: May use driveway for temporary, non-overnight parking or guest parking spaces.</i> <p><i>(Townhomes: Please also be cognizant of adjacent neighbors for shared use of driveway.)</i></p> <p><u><i>Single Car Garages:</i></u></p> <ul style="list-style-type: none"> <i>Owners: 1st vehicle to be parked in garage; 2nd vehicle to be parked in driveway.²</i> <i>Guests: Park in driveway or guest parking.²</i> <p>¹<i>The Board's interpretation of intent for section 4.13 as it relates to an owner's use of their driveway is to prohibit an owner from parking an additional vehicle beyond the allotted maximum of 2.</i></p> <p>²<i>Provided that no vehicle impedes or is parked on any portion of the sidewalk or pedestrian walkway.</i></p> <p>³<i>The Board's interpretation of intent for section 4.13 as it relates to an owner's use of the guest parking spaces is to prohibit an owner from parking an additional vehicle beyond the allotted maximum of 2. However, the board's interpretation would permit an owner to access a guest parking space on a very limited, temporary basis for such times as service to the unit, cleaning of garage, moving, etc. if necessary.</i></p> <p><i>Reference 4.12 and 4.13 for all restrictions on trucks, pods, recreational vehicles, trailers, boats, inoperable or unlicensed vehicles, etc. from being parked on any portion of the Condominium.</i></p>
Pets	<ul style="list-style-type: none"> A maximum number of two pets are permitted. All dogs are to be kept on a leash not to exceed 6 feet in length and under control of the owner. Immediate removal of feces deposited on the Common Elements is required. No pets are permitted within the fenced area of the clubhouse, pool, and spas. 	<p><i>Declaration Article 4, Section 4.7</i></p> <p><i>It is important for all pet owners to review Article 4, section 4.7 for a complete description of restrictions regarding animals in Tesoro.</i></p>

Pool and Spas	<ul style="list-style-type: none"> • Open: 7:00 a.m. – 10:00 p.m. • Caution: There is no lifeguard on duty. • All children under the age of 12 must be supervised by an adult, 18 years of age or older. • Use of the spas is allowed for children 5 years of age or older when accompanied by an adult, 18 years or older. • Swim diapers are required for diapered infants or toddlers in the pool or spas. • Appropriate swim attire is required. • It is recommended that you limit the number of pool guests to 6. • Running on the pool deck is prohibited for your safety. • Climbing or sitting on the rock waterfall feature is prohibited. • There is a gas grill available at the south end of the pool area for all to enjoy. Please remember to wire brush and clean the grill upon finished use and deposit refuse in a trash container. • ** Glass or breakable containers are prohibited in the pool or spa areas. • ** Food, alcohol, or any beverages are not allowed within four (4) feet of the edge of any pool or spa. • ** Persons with sore or inflamed eyes, colds, nasal or ear discharge, boils or other acute or obvious skin or body infections should not use the pool or spa. 	<p><i>**These pool rules marked by a double asterisk are governed by the State of Arizona Ordinances and Maricopa County Environmental Services.</i></p> <p><i>Should an accident occur where blood or feces enters the pool or spa, Maricopa County requires the pool or spa to be immediately closed. Owners, residents and their guests should understand the pool or spa closure is necessary for proper disinfection and protection of the health and safety of all. The closures allow chlorine to do its job which is to kill germs and help prevent recreational water illnesses. The pool or spas will only be opened once they are tested and meet all adequate County environmental guidelines.</i></p> <p><i>Should an accident occur where blood or feces should enter the pool, call 991 and then notify the community manager by calling 480-941-1077, ext. 41.</i></p> <p><i>Please be considerate of the next residents to use the pool by returning furniture to their original positions, removing flotation devices in the pool after use, etc.</i></p>
Roll-off Dumpster	<ul style="list-style-type: none"> • Roll off should be low profile, of minimal size necessary, and not impede sidewalk or vehicular traffic in its placement. • Place roll off-in guest parking parallel to curbside -OR- Villa residents may place roll-off in driveway requesting temporary use of guest parking space for vehicles. • Limit duration of placement to less than 21 days with renewal of permit allowed during active construction. • Placement should include traffic cones and protective plywood/pads between feet and surface. 	<p><i>Contact the community manager for required approval. The application process will require an indemnification agreement for any damage caused.</i></p>
Satellite Dishes		<p><i>Contact the community manager for installation guidelines.</i></p>
Water Heater or Softener Replacement	<p>Please be aware when replacing a water heater or softener that the draining of these components will adversely affect the seal coating applied to the asphalt. Be sure to drain them into the side yard away from all trees or plants.</p>	

Effective: April 2015

Amended: January 2015

Updated: April 2022 for format, reference, and nomenclature only; no rules amendments were made.

Amended: May 25, 2022 by deletion of fine schedule, which was incorporated into a separate document.

Revised: 5/25/22